

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department – VGTM UDA, Vijayawada
–Comprehensive change of land use to shift, straighten and widen the proposed 60 feet wide road to 100 feet wide road passing through the villages of Tadigadapa and Pedapulipaka in ZDP for Kanuru zone – Change of land use from road to residential use and from residential and agriculture use to road use– Draft variation – Notification – Confirmation – Orders – Issued.

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT

G.O.Ms.No. 218

Dated.31.05.2012

Read the following:-

- 1.G.O.Ms.No.675,MA&UD(I2)Dept.,dated:29-12-2006.
- 2.From the VC,VGTMUDA, Vijayawada Lr.No.C8-1423/2011, Dated.09.11.2011, 24.11.2011 & 26.11.2011.
- 3.Govt.Memo No.28788/I2/2011-1, Dt.30.01.2012.
- 4.Govt.Lr. No.28788/I2/2011-2, Dt.02.03.2012.
- 5.From the VC,VGTMUDA, Vijayawada Lr.No.C8-1423/2011, Dated. 26.04.2012.

ORDER:

In the 1st read above Government have issued orders for Zonal Development Plan for Kanuru Zone consisting of Kanuru, Pornaki, Ganguru, Penamaluru, Tadigadapa, Pedapulipaka, Chodavaram and Enamalakuduru Villages for Vijayawada Guntur Tenali Mangalagiri Urban Development Authority.

2. The Vice, Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority in his proposals 2nd read above has forwarded the draft variation and Comprehensive change of land use to shift, straighten and widen the proposed 60 feet wide road to 100 feet wide road passing through the villages of Tadigadapa and Pedapulipaka in ZDP for Kanuru zone and Change of land use from road to residential use and from residential and agriculture use to road use and requested by the Government to issue notification for change of land use to the above effect in the Zonal Plan approved for Kanuru Zone for better road net work to relieve traffic congestion in Vijayawada Guntur Tenali Mangalagiri Urban Region.

3. Government have examined the above proposals as recommended by Vice, Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority keeping in order to straighten the road and to avoid the demolition of existing structures and also keeping in view the smooth traffic flow, issued draft variation in 3rd read above and same was published in the Extraordinary issue of Andhra Pradesh Gazette No.84, Part-I, dated.02.02.2012. In this regard, the Vice, Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority have received certain objections from the individuals. As recommended by the Vice, Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, the said objections were not considered keeping in view of the larger interests of general public and to have the proper alignment of Master Plan roads and accordingly the same were disposed.

4. Government after careful examination of the above proposals and the recommendations of the Vice, Chairman, Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, the draft variation to the Zonal Development Plan for Kanuru is hereby confirmed keeping in view of the larger interest of the general public and to have the proper alignment of the Master Plan road.

5. The appended notification shall be published in an Extraordinary issue of Andhra Pradesh Gazette, dated.07.06.2012.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery & Stores Purchase,
Hyderabad.
The Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban
Development Authority, Vijayawada.

Copy to:

The applicant through the Vice-Chairman, VGTM UDA, Vijayawada.
The Special Officer and Competent Authority, Urban Land Ceiling,
Vijayawada.
The District Collector, Krishna District.
Sf/Sc.

// FORWARDED :: BY ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by sub-section (2) of section 12 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975), the Government hereby makes the following variation to the Zonal Development Plan of Kanuru zone, the same having been previously published in Extraordinary issue of Andhra Pradesh Gazette No.84, Part-I, dated.02.02.2012 as required by sub-section (3) of the said section.

(I) VARIATION

The site measuring an extent of 97414 Sq. Mts. in R.S.Nos.105(P), 106(P), 103(P), 102(P), 96(P), 97(P), 93(P), 63(P), 62(P), 64(P), 67(P), 68(P), 74(P) of Tadigadapa Village and R.S.Nos.192(P), 4(P), 206(P), 207(P), 216(P), 221(P), 220(P), 250(P), 251(P), 258(P), 259(P), 263(P) of Pedapulipaka Village with the following schedule of boundaries, which was earmarked for Residential use, Agricultural use and 60'-0" wide Z.D.P road in the Zonal Development Plan of Kanuru sanctioned in G.O.Ms.No.675 M.A. dated.29.12.2006 is now proposed for 100'-0" wide road as shown in Modification to Zonal Development Plan vide M.Z.D.P.No.14/2011 and it is available in the office of the Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, Vijayawada.

- a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- d) the change of land use shall not be used as the proof of any title of the land.
- e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- f) The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- g) That the water body shall not disturbed and proposed alignment shall be beyond the FTL of waterbody.
- h) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

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SCHEDULE –A & B

- NORTH:** Existing Canal bund road in R.S.No.112 of Tadigadapa Village, Penamaluru Mandal, Krishna District.
- SOUTH:** Site falling in R.S.No.63(P) of Tadigadapa Village, Penamaluru Mandal, Krishna District.
- EAST:** Site falling in R.S.No.63(P), 93(P), 97(P), 102(P), 103(P), 106(P), 105(P) of Tadigadapa Village, Penamaluru Mandal, Krishna District.
- WEST:** Site falling in R.S.No.63(P), 103(P), 105(P), 106(P), 102(P), 96(P), 93(P) of Tadigadapa Village, Penamaluru Mandal, Krishna District.

SCHEDULE –C & D

- NORTH:** Site falling in R.S.No.63(P) Tadigadapa Village, Penamaluru Mandal, Krishna District.
- SOUTH:** Existing KEB canal bund in R.S.No.30(P) of Pedapulipaka Village, Penamaluru Mandal, Krishna District.
- EAST:** Site falling in R.S.No.63(P), 64(P), 67(P), 68(P), 74(P), 72(P) of Tadigadapa Village and R.S.Nos.192(P), 4(P), 206(P), 207(P), 215(P), 216(P), 220(P), 251(P), 258(P), 259(P), 263(P) of Pedapulipaka Village.
- WEST:** Site fallilng in R.S.Nos.62(P), 64(P), 67(P), 68(P), 72(P), 74(P) of Tadigadapa Village and R.S.Nos.192(P), 4(P), 206(P), 207(P), 215(P), 216(P), 220(P), 221(P), 250(P), 256(P), 258(P), 259(P) of Pedapulipaka.

(II) V A R I A T I O N

The site measuring an extent of 50645 Sq. Mts. in R.S.Nos.105(P), 106(P), 103(P), 102(P), 97(P), 93(P), 98(P), 99(P), 119(P), 120(P), 62(P), 61(P), 64(P), 67(P), 60(P) of Tadigadapa Village and R.S.No.191(P), 11(P), 4(P), 208(P), 212(P), 213(P), 222(P), 223(P), 250(P), 257(P) of Pedapulipaka Village with the following schedule of boundaries, which was earmarked for 60'-0" wide road in ZDP of Kanuru Zone sanctioned in G.O.Ms.No.675 M.A. dated.29.12.2006 is now deleted and proposed for residential use as shown in Modification to Zonal Development Plan vide M.Z.D.P.No.14/2011 and it is available in the office of the Vijayawada Guntur Tenali Mangalagiri Urban Development Authority, Vijayawada.

- a) that the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
- b) that the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
- c) the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- d) the change of land use shall not be used as the proof of any title of the land.
- e) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- f) The applicant shall bring the building inconformity with rules before approaching the VGTM UDA for regular permission.
- g) That the water body shall not disturbed and proposed alignment shall be beyond the FTL of waterbody.
- h) any other conditions as may be imposed by Vice-Chairman, Vijayawada, Guntur, Tenali, Mangalagiri Urban Development Authority, Vijayawada.

SCHEDULE –E & F

<u>NORTH:</u>	Existing Canal Bund in R.S.No.112(P) of Tadigadapa Village.
<u>SOUTH:</u>	Site falling in R.S.No.93(P) of Tadigadapa Village.
<u>EAST:</u>	Site falling in R.S.Nos.105(P), 106(P),103(P), 102(P), 97(P), 93(P) of Tadigadapa Village
<u>WEST:</u>	Site falling in R.S.Nos.105(P), 106(P),103(P), 102(P), 97(P), 93(P) of Tadigadapa Village.

SCHEDULE – G & H

<u>NORTH:</u>	Site falling in R.S.Nos.97(P),98(P),99(P),119(P),120(P) of Tadigadapa Village.
<u>SOUTH</u>	Site falling in R.S.Nos.97(P),98(P),99(P),119(P),120(P) of Tadigadapa Village.
<u>EAST</u>	Site falling in R.S.No. 120(P) of Tadigadapa Village.
<u>WEST</u>	Site falling in R.S.No. 97(P) of Tadigadapa Village.

SCHEDULE – I & J

<u>NORTH:</u>	Existing donka falling in R.S.No.94(P) of Tadigadapa Village.
<u>SOUTH:</u>	Existing donka falling in R.S.No.69(P) of Tadigadapa Village.
<u>EAST :</u>	Site falling in R.S.Nos.60(P), 62(P), 64(P), 67(P) of Tadigadapa Village.
<u>WEST</u>	Site falling in R.S.Nos.62(P), 61(P), 60(P) of Tadigadapa Village.

SCHEDULE – K & L

<u>NORTH:</u>	Site falling in R.S.No.191(P) of Pedapulipaka Village.
<u>SOUTH:</u>	Existing KEB Canal Bund falling in R.S.No.31(P) of Pedapulipaka Village.
<u>EAST:</u>	Site falling in R.S.Nos.191(P), 11(P), 4(P), 208(P), 213(P), 214(P), 222(P), 250(P), 257(P) of Pedapulipaka Village.
<u>WEST:</u>	Site falling in R.S.Nos.191(P), 11(P), 4(P), 208(P), 212(P), 213(P), 223(P), 222(P), 250(P), 257(P) of Pedapulipaka Village.

B. SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER